

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 28, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – September 14, 2016
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
 - a. Demolition by Neglect Proposed Ordinance Changes – Kevin Kuchenbecker – Exhibit A
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16047 – Janice Heffron-Fogle – 12 Washington – Stucco Repairs – Exhibit B
 - b. PA H16048 – Mel and Deb Maynard – 10 Crescent – Replacing Windows and Awnings – Exhibit C
 - c. PA H16049 -- Gordon Mack – 143 Charles – Addition to House/Raise Garage – Exhibit D
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit E
 - i. Deb Brown – 31 Burnham – Retaining Wall Program
 - ii. Lee C. Thompson – 47 Forest – Windows/Doors Program
 - iii. Lee C. Thompson – 47 Forest – Siding Program
 - iv. Lee C. Thompson – 47 Forest – Elderly Resident Program
 - v. Janice Heffron-Fogle – 12 Washington – Siding Program
 - vi. Bill Walsh – 36 Lincoln – Elderly Resident Program
 - b. Revolving Loan Program – Exhibit F
 - i. Larry Shama – 5 Jackson – Request to Refund \$5.00
 - ii. Larry Shama – 5 Jackson – Request to Forgive Loan
 - iii. Leslie Christiansen – 18 Washington – Request to forgive Siding Loan
 - iv. Berg Jewelry & Gifts (Dale Berg) – 650 Main – Commercial Loan Request
 - v. Travis Floyd – 81 Stewart – Request to Forgive
 - vi. Margaret Fierro-Bailey – 36 Jackson – Extension Request
 - vii. Charles Williamson – 340 Williams – Extension Request
 - viii. Michael Hall – 66 Taylor – Request to Forgive
 - ix. Janice Heffron-Fogle – 12 Washington – Request to Forgive
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business
12. Adjournment

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

All Applications **MUST arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 14, 2016 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Minutes – August 24, 2016
3. Voucher Approval
4. Old or General Business
 - a. Advertising Mural Project – Kevin Kuchenbecker – No Exhibit
5. New Matters before the Deadwood Historic District Commission
 - a. COA H16043 Doug and Misty Asermely – 616-618 Main Street – Windows and Re-point Brick – Exhibit A
 - b. COA H16045 – Haverberg Family Ltd Partnership – 1 Burnham – Replace Garage Doors – Exhibit B
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H16042 – Donnie & Becky Coulter – 52 Pleasant – Siding/Steps/Rear Deck/Small Shed – Exhibit C
 - b. PA H16044 – Smith Properties LTD – 136 Charles – Replace Deck – Exhibit D
 - c. PA H16046 – Gordon Mack – 143 Charles – Addition to House/Raze Garage – Exhibit E
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit F
 - i. Greg Vecchi – 19 Centennial – Wood Windows and Doors Program
 - ii. Deb Brown – 31 Burnham – Retaining Wall Program
 - iii. Doug and Misty Asermely – 616-618 Main Street – Facade Easement Program
 - iv. Ron Russo – 626 Main – Façade Easement Program
 - v. Ron Russo – 628 Main – Façade Easement Program
 - b. Revolving Loan Program – Exhibit G
 - i. Janice Heffron-Fogle – 12 Washington – Extension
 - ii. James & Melody Lawson – 3 Emery – Refinance
 - iii. Kevin Bloom – 17 Gillmore – Cancellation of Loans
 - iv. Larry Shama – 5 Jackson – Extension
 - v. Mike Schmidt – 17 Lincoln – Commercial Loan Request
 - vi. Nugget Saloon – 604 & 606 Main Street – Extension
 - vii. Rich Turbiville – 67 Taylor – Extension
 - viii. V Caroline White – 3 Shine St. – Retaining Wall Loan Request
 - c. Retaining Wall Program Disbursements
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
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CITY OF DEADWOOD

HISTORIC PRESERVATION COMMISSION

Wednesday, September 14, 2016

Present Historic Preservation Commission: Laura Floyd, Lyman Toews, Thomas Blair, Dale Berg, Lynn Namminga, Michael Johnson and Chuck Williams were present.

Absent: Ms. Terri Williams, City Attorney, was absent.

Present City Commission: Dave Ruth was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Joy McCracken, of NeighborWorks-Dakota Home Services and Jerity Krambeck, Recording Secretary, were all present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, September 14, 2016 at 5:00 PM in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of August 24, 2016 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Toews to approve the HPC minutes of Wednesday, August 24, 2016 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Williams to approve the HP Operating Account in the amount of \$270,592.61. Aye – All. Motion carried.

Old or General Business:

Advertising Mural Project – Kevin Kuchenbecker – No Exhibit

Mr. Kuchenbecker stated there was nothing to report on this project since the last meeting due to the holiday and meetings in Pierre regarding budget, but that he has approached the Celebrity Hotel regarding the idea and is waiting to hear back from the owner.

New Matters before the Deadwood Historic District Commission

COA H16043 Doug and Misty Asermely – 616-618 Main Street – Windows and Re-point Brick – Exhibit A

Mr. Kuchenbecker stated the applicant has submitted an application for a Certificate of Appropriateness for work at 616-618 Main Street, a contributing structure located in the Deadwood City Planning Unit, circa 1894. The applicant is seeking permission to replace windows on the second floor with wood frame windows, repoint brick on front of the building, re-glaze the first floor windows, and paint the front of the building. Mr. Toews asked if double-pane windows would be installed. Mr. Kuchenbecker stated if new windows are installed, they will be double-pane.

It was moved by Mr. Blair and seconded by Mr. Johnson based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Aye- All. Motion carried.

COA H16045 – Haverberg Family Ltd Partnership – 1 Burnham – Replace Garage Doors – Exhibit B

Mr. Kuchenbecker stated the applicant has submitted an application for a Certificate of Appropriateness for work at 1 Burnham Street, a contributing structure located in Elizabeth Town Planning Unit, circa 1925. The applicant is requesting permission to replace the existing metal roll up door and plywood closure garage doors with barn doors. The rear entrance will be covered with salvaged wood, approximately 12'x12' from the seating area of the Old Towne Hall (Gallows). Mr. Kuchenbecker stated this building has been on the demolition by neglect and these actions will continue to improve the resource.

It was moved by Mr. Blair and seconded by Mr. Johnson based upon the guidance found in DCO 17.68.050, the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and move to grant Certification of Appropriateness. Aye- All. Motion carried.

New Matters before the Deadwood Historic Preservation Commission

PA H16042 – Donnie & Becky Coulter – 52 Pleasant – Siding/Steps/Rear Deck/Small Shed – Exhibit C

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 52 Pleasant Street, a non-contributing structure located in the Highland Park Planning Unit, constructed in 1978. The applicant is requesting to add cedar siding to the front of the house, remove front steps and rear deck, also remove small shed at back edge of the house, remove two small trees in the front of the house and replace.

It was moved by Mr. Namminga and seconded by Mr. Berg this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval at 52 Pleasant Street. Aye- All. Motion carried.

PA H16044 – Smith Properties LTD – 136 Charles – Replace Deck – Exhibit D

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 136 Charles Street, a non-contributing structure located in the Cleveland Planning Unit, constructed in 1939. The applicant is requesting permission to replace the deck.

It was moved by Mr. Berg and seconded by Mr. Johnson this project does not encroach upon, damage or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore grant project approval at 136 Charles Street. Aye- All. Motion carried.

PA H16046 – Gordon Mack – 143 Charles – Addition to House/Raze Garage – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 143 Charles Street, a contributing structure located in Cleveland Planning Unit, circa 1935. The applicant is requesting permission to construct an addition to the back of the house and raise the garage in preparation for a foundation. Mr. Kuchenbecker stated it is staff's opinion the addition to the house as proposed and the removal of the garage do encroach upon the existing resource and destroys the contributing resource. As such, the proposed work and changes does encroach upon, damage or destroy a historic resource and has an adverse effect on the character of the building and the historic character of the State and National Register Historic Districts and the Deadwood National Historic Landmark District. Mr. Kuchenbecker stated staff is willing to work with the applicant to determine if there is another option to construct an addition to the resource that does not encroach upon, damage or destroy the resources. Mr. Mack stated his plans have changed since he submitted his Project Approval request. Mr. Johnson asked if the garage needed to be razed for the addition to be added. Mr. Mack stated yes, because there is no way to get equipment to the site of the addition without razing the garage. Mr. Namminga asked what the alternative would be. Mr. Kuchenbecker stated a two-story addition will be seen from the front of the home and will alter the appearance of the structure. Mr. Mack stated he has altered the plans to lower the structure. Chair Floyd stated the Commission will work with Mr. Mack to come up with a solution that meets his needs and the requirements of the Historic Preservation Commission. Mr. Mack asked if the garage can be razed. Chair Floyd stated as a contributing structure, it will be very difficult to raze the structure. Mr. Namminga asked if the garage could be relocated for the purpose of the addition and put back in place when the project is complete. Mr. Mack stated it could and that it would have to be relocated off site, but it is stucco and could potentially be damaged and how it is fastened down to the concrete foundation. Mr. Williams asked if a compromise could be made. Chair Floyd suggested incorporating the garage into the new living space. Mr. Mack stated that would not work. Chair Floyd stated the Commission would like to see the updated plans and have some additional comments with staff to get closer to not encroaching upon, damage, or destroying a historic property.

It was moved by Mr. Toews and seconded by Mr. Johnson this project does encroach upon, damage, or destroy a historic property included on the National Register of Historic Places or the State Register of Historic Places. Aye - Motion carried.

It was moved by Mr. Toews and seconded by Mr. Blair that based upon the guidance in the U.S. Department of the Interior Standards for Historic Preservation, Restoration, and Rehabilitation Projects adopted by rules promulgated to pursuant to SDCL 1-19A & 1-19B, et seq, to find the project adverse to Deadwood and move to deny the project as presented. Aye - Motion carried.

Revolving Loan Fund and Historic Preservation Programs:

Grant Program – Exhibit F

Greg Vecchi – 19 Centennial – Wood Windows and Doors Program

Deb Brown – 31 Burnham – Retaining Wall Program

Doug and Misty Asermely – 616-618 Main Street – Facade Easement Program

Ron Russo – 626 Main – Façade Easement Program

Ron Russo – 628 Main – Façade Easement Program

It was moved by Mr. Blair and seconded by Mr. Johnson to accept the consent agenda as presented and approve the Program Applications as submitted. Aye - All. Motion carried.

Revolving Loan Program/Disbursements

It was moved by Mr. Toews and seconded by Mr. Blair to approve HP Grant Fund disbursement in the amount of \$26,316.84, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

It was moved by Mr. Berg and seconded by Mr. Williams to approve HP Revolving Loan Fund disbursement in amount of \$11,887.52, based on information as presented by Mrs. McCracken, of NeighborWorks-Dakota Home Services. Aye - All. Motion carried.

The delinquency report was presented by Mrs. McCracken.

Revolving Loan Program - Exhibit E

Janice Heffron-Fogle – 12 Washington – Extension

James & Melody Lawson – 3 Emery – Refinance

Kevin Bloom – 17 Gillmore – Cancellation of Loans

Larry Shama – 5 Jackson – Extension

Mike Schmidt – 17 Lincoln – Commercial Loan Request

Nugget Saloon – 604 & 606 Main Street – Extension

Rich Turbiville – 67 Taylor – Extension

V Caroline White – 3 Shine St. – Retaining Wall Loan Request

It was moved by Mr. Johnson and seconded by Mr. Blair to approve the Revolving Loan Program Applications as submitted. Aye - All. Motion carried.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

Retaining Wall Program Disbursements

No disbursements were addressed at this meeting.

Items from Citizens not on Agenda

Staff Report: *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker reported on the following items:

- The Powerhouse Park Ribbon Cutting and Chamber Mixer went well and had a good turn out;
- On Friday, September 9, the budget was presented in Pierre to the South Dakota State Historical Society Board of Trustees, a copy of the presentation is in your packet. Kevin went through the three concerns brought up;
- The Deadwood Chamber provided a copy of the most recent marketing ads, which reflect the history of Deadwood. The Deadwood Chamber will be providing updates quarterly or on an as needed basis;
- 350 Williams Street held an open house this weekend;
- The Community Picnic was held on September 11 with a light attendance;
- Deadwood Alive is considering expanding to September, as it is good for our heritage tourism efforts. Deadwood Alive is looking at finding funding, not necessarily through Historic Preservation, to keep the fall season going strong;
- The Commission was invited to a meeting regarding the proposed chalets at the Deadwood Mountain Grand, but it must be mentioned there cannot be a quorum present as it has not been posted;
- Minimum maintenance should be reviewed where the standards are equal for all properties, to include those who are not participating in the programs;
- Mark your calendars for September 29 at 11:00 a.m. at Mt. Moriah for the reinternment for the Deadwood Pioneer;
- September 28 at 9:00 a.m. the Lead-Deadwood School District will provide a focus group for Revitalization and Historic Preservation Commission.

Committee Reports:

Mr. Blair stated he encouraged everyone to go to Pierre and listen to the questions the committee had for Deadwood.

09/23/16

9:52 AM

Mr. Toews stated Mr. Kuchenbecker did a fantastic job presenting the budget in Pierre. Mr. Toews stated he hopes the Demolition and Minimal Maintenance meeting results in a direction for measuring performance on the properties that are currently on the list. Mr. Toews discussed the need for an updated comprehensive plan. Mr. Kuchenbecker stated the office is currently reviewing the existing plans and developing a report on the work completed to date from these plans. This will provide a base-line of what has been accomplished and what should be still considered in the next comprehensive plan which should begin next year.

Mr. Johnson thanked the Staff for the excellent work they do.

Mr. Blair stated the sesquicentennial is approaching in 10 years and that planning should begin soon.

Adjournment:

There being no other business, the Historic Preservation Commission Meeting adjourned at 6:01 p.m.
ATTEST:

Chairman, Historic Preservation Commission
Jerity Krambeck, Historic Preservation Office/Recording Secretary

PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Deadwood, South Dakota 57732
Telephone (605) 578-2082
Fax (605) 578-2084

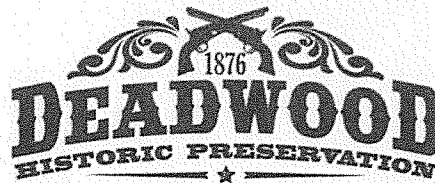


EXHIBIT A

KEVIN KUCHENBECKER
Historic Preservation Officer
kevin@cityofdeadwood.com

MEMORANDUM

Date: September 23, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Demolition by Neglect and Minimum Maintenance Ordinance Changes

The Deadwood Historic Preservation Commission Demolition by Neglect and Minimum Maintenance Committee held a meeting on Monday, September 19, 2016. During this meeting they reviewed the process and desire to streamline the ordinance dealing with Minimum Maintenance and Demolition by Neglect. This will allow the Building Inspector to utilize the 2012 International Property Maintenance Code already under the Deadwood Codified Ordinances thus removing inconsistencies and unnecessary steps which cloud the situation.

Please review the proposed attached changes to the ordinance under Sections 17.68.090 Minimum Maintenance Requirements and 17.68.100 Demolition by Neglect.

RECOMMENDATION

Move to recommend approval to the City Commission for changes to the Deadwood Codified Ordinance under Sections 17.68.090 Minimum Maintenance Requirements and 17.68.100 Demolition by Neglect.

ORDINANCE NO. 1211

ORDINANCE AMENDING CHAPTER 17.68 ENTITLED
HISTORIC PRESERVATION

WHEREAS, the Deadwood City Commission has determined it is proper and necessary to modify and amend Chapter 17.68.090 and 17.68.100 to clarify roles and duties of the building inspector and the Deadwood Historic Preservation; therefore,

BE IT ORDAINED Chapter 17.68 of the Deadwood Municipal Code entitled HISTORIC PRESERVATION be amended as follows:

Deadwood, SD Code of Ordinances

Chapter 17.68
HISTORIC PRESERVATION

Sections:

- 17.68.090 Minimum maintenance requirements.
- 17.68.100 Demolition by neglect.

17.68.090 Minimum maintenance requirements.

In order to insure the protective maintenance of resources, the exterior features of such properties shall be maintained to meet the requirements of the city's minimum housing code and the city's building code under DCO 15.01. The building official shall consult with the Zoning Administrator, Director of Public Work and the Historic Preservation Officer about any suspected violations of said codes.

(Ord. 831 § 7.9, 1992)

17.68.100 Demolition by neglect.

The Historic Preservation Commission shall prepare and follow written pProcedures to identify and protect resources from potential demolition resulting from the deliberate, intentional or inadvertent neglect of the owner or owners.

- A. Purpose. The owner or other person having such legal possession, custody, and control of any resources as defined in Chapter 17.08 of this title within an historic district or historic overlay zone shall not allow the potential demolition resulting from the deliberate, intentional or inadvertent neglect. All resources as defined in Chapter 17.08 of this title within an historic district or historic overlay zone, including the exterior features of any building or structure (inclusive of, but not limited to, walls, fences, light fixtures, steps, pavement, paths, or any other appurtenant feature), or any type of outdoor advertising sign either designated as an historic resource or found to have significance, or any archeological resource shall be preserved by the owner or such other person who may have legal possession, custody, and control thereof against decay and deterioration and kept free from

~~structural defects. The owner, or other person having such legal possession, custody, and control, shall repair such exterior features if they are found to be deteriorating, or if their condition is contributing to deterioration, including but not limited to any of the following defects:—~~

- ~~1. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling;—~~
- ~~2. Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing or buckling;~~
- ~~3. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling;~~
- ~~4. Deterioration or crumbling of exterior plasters or mortars or the deterioration or crumbling or spalling of exterior bricks;~~
- ~~5. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;~~
- ~~6. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering;~~
- ~~7. Rotting, holes, and other forms of decay;~~
- ~~8. Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling;~~
- ~~9. Heaving, subsidence, or cracking of sidewalks, steps or pathways;~~
- ~~10. Deterioration of fences, gates, and accessory structures;~~
- ~~11. Deterioration that has a detrimental effect upon the historic character of the district or overlay zone as a whole or the unique attributes and character of the resource;~~
- ~~12. Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property; or~~
- ~~13. Any other deficiencies or defects that may constitute or contribute to the decay or deterioration of any resource or property.~~

- B. Investigation and Inspection. During the investigation and inspection of any resource under DCO 17.68.090 is found that the condition of the resource is suspected of being destroyed, damaged, or lost through or by neglect or intentional neglect of the owner of the resource, the building official shall consult with the Zoning Administrator, Director of Public Work and the Historic Preservation Officer about any suspected deficiencies or defects. If the condition of any resource as contemplated in paragraph A. above is suspected of being destroyed, damaged, or lost through or by neglect of the owner of the resource, the building official shall conduct an investigation and inspection of the resource. Prior to conducting any investigation or inspection, the building official shall:

- ~~1. Request, within fifteen (15) days of the identification of any suspected defects, permission from the owner of the resource to have full access to the resource; and~~
- ~~2. Consult with the city planner and the historic preservation officer about any suspected deficiencies or defects outlined in paragraph A. above. _~~

C. Findings. Upon determination by mutual agreement of the official's reference in B above that demolition or intentional neglect is occurring, the building official shall prepare, within fifteen (15) days of the completion of his investigation and inspection, a written report of his findings on the condition and required remedies of the resource. ~~which report may identify, but is not limited to, the following:~~

- ~~1. That there is no action required by the owner or owners;~~
- ~~2. That minimum maintenance of the resource is required to protect, preserve, and/or stabilize the resource;~~
- ~~3. That the resource is being demolished by neglect; or~~
- ~~4. That the resource may be demolished, vacated, or stabilized. _~~

D. Notice of Report. A copy of any report shall be sent by certified mail, return receipt requested, to the owner of the resource and a copy provided to the Public Works Director, Zoning Administrator, Historic Preservation Officer and the Historic Preservation Commission ~~historic preservation commission~~ and may include any recommendations including a time frame to conduct the remedial work ~~remedy minimum maintenance~~ or other work necessary to stop the demolition by neglect, stabilize the resource, vacate the property, or demolish the resource.

E. Hearing and Notice of Hearing. Upon receipt of any written report in which the building official has found that there is ~~minimum maintenance required~~, demolition by neglect, or the resource can or should be demolished, the historic preservation officer shall cause to be scheduled a hearing before the historic preservation commission to review and take action based on the report from the building official. The owner of the resource shall be served with written notice of the time and date of the hearing not less than ten (10) days prior to the hearing.

F. Legal Notice Requirement. Any notice required herein shall be considered delivered if sent by certified mail, return receipt requested and mailed to the last known address of the record owner or owners as listed on the city and/or county tax rolls or by other methods allowed by law.

G. Hearing on Report. At the hearing the historic preservation commission shall receive evidence on the issue of whether the subject resource should be repaired, vacated, stabilized, or can be demolished. ~~The owner or owners may present competent evidence in rebuttal thereto.~~ At the conclusion of the hearing, the historic preservation commission shall require the owner to present a preliminary plan including a timetable to the historic preservation commission within thirty (30) days generally identifying the work necessary to abate the demolition by neglect. The owner or owners or their agents shall submit an application for a certificate of appropriateness and/or project

approval for all proposed work. The historic preservation commission must review and act on all applications before issuance of a building permit. All work shall be completed within ninety (90) days of the approval from the historic preservation commission. The historic preservation commission may grant up to two (2) extensions of ninety (90) days each due to inclement weather or other unforeseen difficulties. Should the historic preservation commission find that the owner or owners have not pursued the necessary repairs with reasonable diligence, the historic preservation commission may pursue civil and/or criminal penalties under DCO 17.68.120 and/or request that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.

~~may make, but shall not be limited to, one of the following determinations:~~

- ~~1. That there is no action required by the owner or owners.~~
- ~~2. That minimum maintenance is required and requiring the owner to present a plan to the historic preservation commission within thirty (30) days from the receipt of notice of the historic preservation commission's determination as to the steps the owner must undertake to correct minimum maintenance issues. The owner or owners or their agents may be required to submit an application for a certificate of appropriateness and/or project approval for all proposed work. The historic preservation commission must review and act on all such applications before the issuance of a building permit. All work shall be completed within ninety (90) days of the approval from the historic preservation commission. The historic preservation commission may grant up to two (2) extensions of ninety (90) days each due to inclement weather or other unforeseen difficulties. Should the historic preservation commission find that the owner or owners have not pursued the necessary repairs with reasonable diligence, the historic preservation commission may pursue civil and/or criminal penalties (17.68.120) and/or request that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.—~~
- ~~3. Demolition by neglect is occurring and requiring the owner to present a preliminary plan including a timetable to the historic preservation commission within thirty (30) days generally identifying the work necessary to abate the demolition by neglect. The owner or owners or their agents shall submit an application for a certificate of appropriateness and/or project approval for all proposed work. The historic preservation commission must review and act on all applications and must also approve all timetables for work required to abate the demolition by neglect before issuance of a building permit. The historic preservation commission may grant extensions to the timetable due to inclement weather or other unforeseen difficulties. Should the historic preservation commission find that the owner or owners have not pursued the necessary repairs with reasonable diligence, the historic preservation commission may pursue civil and/or criminal penalties (17.68.120) and/or request that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.—~~
- ~~42. Condemnation of the resource and allow for its demolition in compliance with all local, state, and federal laws, rules, and regulations. Within thirty (30) days the owner shall~~

~~present a plan to the historic preservation commission identifying the necessary recordation which, along with the demolition shall be completed within ninety (90) days. Recordation must be reviewed and acted upon by the historic preservation commission before a demolition permit is issued. The historic preservation commission may grant up to two (2) ninety (90) day extensions due to inclement weather or other unforeseen difficulties. Should the historic preservation commission find that the owner or owners have not undertaken recordation and demolition with reasonable diligence, the historic preservation commission may pursue civil and/or criminal penalties (17.68.120) and/or request that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.~~

- H. Notice of Commission Action. The historic preservation officer shall notify the owner in writing of the determination of the historic preservation commission and the action required of the owner within ten (10) days of the hearing. Such notice shall identify and provide clear instructions to the owner as to the remedial work required by the historic preservation commission.
- I. Remedial Work and Compliance. Upon the completion of any ~~minimum-~~ maintenance/medial work, recordation work, or other work required by the historic preservation commission, the owner shall notify the historic preservation officer of the completed work. The building official along with the historic preservation officer and any other professional deemed necessary by the building official and/or historic preservation officer shall inspect, within fifteen (15) days of notification, the completed work and shall cause, within fifteen (15) days of the inspection, the issuance of a written report to be submitted to the owner and the historic preservation commission to determine if the work completed is in compliance with city codes and ordinances and meets the requirements of the historic preservation commission. The historic preservation commission must review and act upon all such reports. All remedial work required by the historic preservation commission must be completed in compliance with such plans approved by the historic preservation commission.
- J. Intentional Neglect. Intentional neglect shall be defined as willful actions perpetrated by the owner or owners or their agents that result in damage to a resource. Such actions may include, but are not limited to, intentional running of water taps, hoses, or other man-made water devices resulting in flooding, erosion, or other water damage to the resource; intentional exposure of the resource to natural elements of wind, rain, snow, or other precipitation through the opening of windows, doors, skylights, or other moveable features of a resource; intentional drilling, boring, or cutting of holes in the roof, exterior walls or supporting members of a resource.

(Ord. 1081 (part), 2007; Ord. 1007, 2003; Ord. 831 § 7.10, 1992)

Dated this ____ day of ____, 2016.

CITY OF DEADWOOD

Charles Turbiville, Mayor

ATTEST:

Mary Jo Nelson
Finance Officer

First Reading:

Second Reading:

Published:

Adopted:

ORDINANCE NO. 1211

ORDINANCE AMENDING CHAPTER 17.68 ENTITLED
HISTORIC PRESERVATION

WHEREAS, the Deadwood City Commission has determined it is proper and necessary to modify and amend Chapter 17.68.090 and 17.68.100 to clarify roles and duties of the building inspector and the Deadwood Historic Preservation; therefore,

BE IT ORDAINED Chapter 17.68 of the Deadwood Municipal Code entitled HISTORIC PRESERVATION be amended as follows:

Deadwood, SD Code of Ordinances

Chapter 17.68
HISTORIC PRESERVATION

Sections:

- 17.68.090 Minimum maintenance requirements.
- 17.68.100 Demolition by neglect.

17.68.090 Minimum maintenance requirements.

In order to insure the protective maintenance of resources, the exterior features of such properties shall be maintained to meet the requirements of the city's minimum housing code and the city's building code under DCO 15.01. The building official shall consult with the Zoning Administrator, Director of Public Work and the Historic Preservation Officer about any suspected violations of said codes.

(Ord. 831 § 7.9, 1992)

17.68.100 Demolition by neglect.

The Historic Preservation Commission shall prepare and follow written procedures to identify and protect resources from potential demolition resulting from the deliberate, intentional or inadvertent neglect of the owner or owners.

- A. Purpose. The owner or other person having such legal possession, custody, and control of any resources as defined in Chapter 17.08 of this title within an historic district or historic overlay zone shall not allow the potential demolition resulting from the deliberate, intentional or inadvertent neglect. .13.
- B. Investigation and Inspection. During the investigation and inspection of any resource under DCO 17.68.090 is found that the condition of the resource is suspected of being destroyed, damaged, or lost through or by neglect or intentional neglect of the owner of the resource, the building official shall consult with the Zoning Administrator, Director of Public Work and the Historic Preservation Officer about any suspected deficiencies or defects.

- C. Findings. Upon determination by mutual agreement of the official's reference in B above that demolition or intentional neglect is occurring, the building official shall prepare, within fifteen (15) days of the completion of his investigation and inspection, a written report of his findings on the condition and required remedies of the resource.
- D. Notice of Report. A copy of any report shall be sent by certified mail, return receipt requested, to the owner of the resource and a copy provided to the Public Works Director, Zoning Administrator, Historic Preservation Officer and the Historic Preservation Commission and may include any recommendations including a time frame to conduct the remedial work or other work necessary to stop the demolition by neglect, stabilize the resource, vacate the property, or demolish the resource.
- E. Hearing and Notice of Hearing. Upon receipt of any written report in which the building official has found that there is demolition by neglect, or the resource can or should be demolished, the historic preservation officer shall cause to be scheduled a hearing before the historic preservation commission to review and take action based on the report from the building official. The owner of the resource shall be served with written notice of the time and date of the hearing not less than ten (10) days prior to the hearing.
- F. Legal Notice Requirement. Any notice required herein shall be considered delivered if sent by certified mail, return receipt requested and mailed to the last known address of the record owner or owners as listed on the city and/or county tax rolls or by other methods allowed by law.
- G. Hearing on Report. At the hearing the historic preservation commission shall receive evidence on the issue of whether the subject resource should be repaired, vacated, stabilized, or can be demolished. At the hearing, the historic preservation commission shall require the owner to present a preliminary plan including a timetable to the historic preservation commission within thirty (30) days generally identifying the work necessary to abate the demolition by neglect. The owner or owners or their agents shall submit an application for a certificate of appropriateness and/or project approval for all proposed work. The historic preservation commission must review and act on all applications before issuance of a building permit. All work shall be completed within ninety (90) days of the approval from the historic preservation commission. The historic preservation commission may grant up to two (2) extensions of ninety (90) days each due to inclement weather or other unforeseen difficulties. Should the historic preservation commission find that the owner or owners have not pursued the necessary repairs with reasonable diligence, the historic preservation commission may pursue civil and/or criminal penalties under DCO 17.68.120 and/or request that the city cause the required work to be completed with any costs associated thereto attached to the property as a tax lien.
- H. Notice of Commission Action. The historic preservation officer shall notify the owner in writing of the determination of the historic preservation commission and the action required of the owner within ten (10) days of the hearing. Such notice shall identify and provide clear instructions to the owner as to the remedial work required by the historic preservation commission.
- I. Remedial Work and Compliance. Upon the completion of any remedial work, recordation

work, or other work required by the historic preservation commission, the owner shall notify the historic preservation officer of the completed work. The building official along with the historic preservation officer and any other professional deemed necessary by the building official and/or historic preservation officer shall inspect, within fifteen (15) days of notification, the completed work and shall cause, within fifteen (15) days of the inspection, the issuance of a written report to be submitted to the owner and the historic preservation commission to determine if the work completed is in compliance with city codes and ordinances and meets the requirements of the historic preservation commission. The historic preservation commission must review and act upon all such reports. All remedial work required by the historic preservation commission must be completed in compliance with such plans approved by the historic preservation commission.

- J. Intentional Neglect. Intentional neglect shall be defined as willful actions perpetrated by the owner or owners or their agents that result in damage to a resource. Such actions may include, but are not limited to, intentional running of water taps, hoses, or other man-made water devices resulting in flooding, erosion, or other water damage to the resource; intentional exposure of the resource to natural elements of wind, rain, snow, or other precipitation through the opening of windows, doors, skylights, or other moveable features of a resource; intentional drilling, boring, or cutting of holes in the roof, exterior walls or supporting members of a resource.

(Ord. 1081 (part), 2007; Ord. 1007, 2003; Ord. 831 § 7.10, 1992)

Dated this ____ day of ____, 2016.

CITY OF DEADWOOD

Charles Turbiville, Mayor

ATTEST:

Mary Jo Nelson
Finance Officer

First Reading:

Second Reading:

Published:

Adopted:

Date: 9/23/2016

Case No. H16047

Address: 12 WASHINGTON ST

Staff Report

The applicant has submitted an application for Project Approval for work at 12 WASHINGTON ST, a contributing structure located in Ingleside Planning Unit in the City of Deadwood.

Applicant: JANICE HEFFRON-FOGLE

Owner: Janice Heffron - Fogle

Constructed: circa 1898

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource: This building is a contributing resource in the Deadwood National Historic Landmark District. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood – as elsewhere in the United States – residential remodels commonly borrowed from the then popular Craftsman Style. Other models copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to repair cracking stucco and paint. Also repair the cracking chimney.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No.	<u>H16047</u>
<input checked="" type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received	<u>9/20/16</u>
Date of Hearing	<u>9/28/16</u>

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION	
Property Address:	<u>12 Washington St.</u>
Historic Name of Property (if known):	<u>John T. & Mabel Heffron House</u>

APPLICANT INFORMATION	
Applicant is: <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____	

Owner's Name:	<u>Janice Heffron-Eagle</u>
Address:	<u>12 Washington St.</u>
City:	<u>Dwd.</u> State: <u>S.D.</u> Zip: <u>57732</u>
Telephone:	<u>(605) 920-0753</u> Fax: _____
E-mail:	_____

Architect's Name:	_____
Address:	_____
City:	_____ State: _____ Zip: _____
Telephone:	_____ Fax: _____
E-mail:	_____

Contractor's Name:	_____
Address:	_____
City:	_____ State: _____ Zip: _____
Telephone:	_____ Fax: _____
E-mail:	_____

Agent's Name:	_____
Address:	_____
City:	_____ State: _____ Zip: _____
Telephone:	_____ Fax: _____
E-mail:	_____

TYPE OF IMPROVEMENT			
<input type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	<input type="checkbox"/> Fencing
<input checked="" type="checkbox"/> Other <u>stucco repair</u>	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement	<input type="checkbox"/> New
<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request.

Fix cracking stucco and paint.
Also cracking chimney.

<p align="center">FOR OFFICE USE ONLY</p> <p>Case No. _____</p>
--

<p>SIGNATURES</p>

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

<p><i>Janice N. Fogle</i> 9-19-16</p> <p>_____ SIGNATURE OF OWNER(S) DATE</p>	<p>_____ SIGNATURE OF AGENT(S) DATE</p>
<p>_____ SIGNATURE OF OWNER(S) DATE</p>	<p>_____ SIGNATURE OF AGENT(S) DATE</p>
<p>_____ SIGNATURE OF OWNER(S) DATE</p>	<p>_____ SIGNATURE OF AGENT(S) DATE</p>

<p>APPLICATION DEADLINE</p>

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

OFFICE OF
PUBLIC WORKS
67 Dunlop Avenue
Telephone (605) 578-3082
Fax (605) 578-3101

DEADWOOD

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

TRENT MOHR
Building Inspector
Dept. of Public Works
Telephone: (605) 578-3082
Fax: (605) 578-3101

Paint



Paint & Roofing



Deteriorated Block



OFFICE OF
PUBLIC WORKS
67 Dunlop Avenue
Telephone (605) 578-3082
Fax (605) 578-3101

DEADWOOD

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Deadwood, South Dakota 57732

TRENT MOHR
Building Inspector
Dept. of Public Works
Telephone: (605) 578-3082
Fax: (605) 578-3101

Stucco



Stucco



Stucco



EXHIBIT C

Date: 9/21/2016

Case No. H16048

Address: 10 Crescent Dr.

Staff Report

The applicant has submitted an application for Project Approval for work at 10 Crescent Dr., a non-contributing structure located in Large Flat Planning Unit in the City of Deadwood.

Applicant: Mel and Deb Maynard

Owner: Mel and Deb Maynard

Constructed: 1963

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource: This is a modern ranch-style house. This house is over 50 years old, it currently doesn't contribute to the Deadwood National Historic Landmark District because of the year of significance.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to replace windows and awnings.

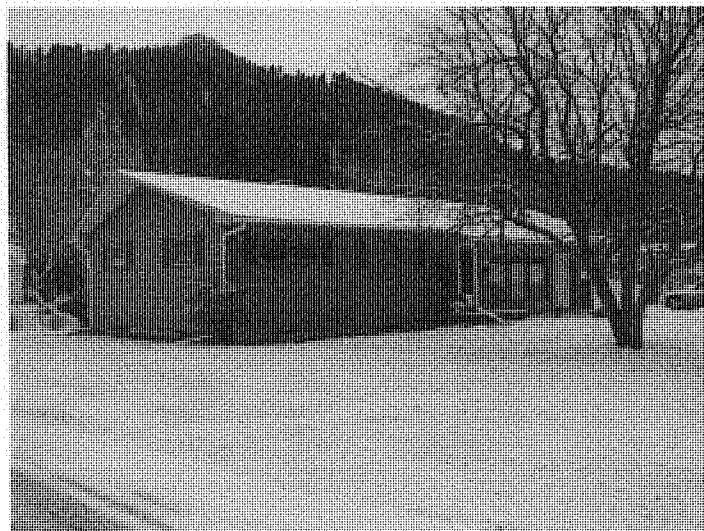
Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY

Case No. H16048
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 9/21/16
Date of Hearing 9/28/16

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 10 Crescent Dr Deadwood S.D

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: Mel & Deb Maynard
Address: 10 Crescent Dr
City: Deadwood State: SD Zip: 57732
Telephone: 605-580-1592 Fax: _____
E-mail: mdn2sons@rushmore.com

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: Fella Windows
GLM Builders (installation)
Address: 51 2nd Street
City: Lead State: SD Zip: 57732
Telephone: 717-2784 Fax: _____
E-mail: _____

Agent's Name: Corey Storer
Address: 2704 Plant Street
City: Rapid City State: SD Zip: 57702
Telephone: 341-2045 Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Fencing |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | |

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: _____		Project Completion Date (anticipated): _____	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
Material _____ Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

[illegible]

Failure to supply adequate documentation could result in delays in processing and denial of the request.

Will remove & replace 5 windows

3 double awning units - 30 x 80

2 single diving units - 27x44

Two of The double awnings units exist on the front of home.
One of the double awnings units is on the back of home.
The single awnings units exist on the side of home.

SIGNATURES

I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

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I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

Deborah L. Maynard 9/21/16

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

Melissa May

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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Contract - Detailed

Pella Window and Door Showroom of Rapid City
2704 Plant Street
Rapid City, SD 57702
Phone: (605) 341-2045 Fax: (605) 341-1689

Sales Rep Name: Stover, Corey
Sales Rep Phone: 605-341-2045
Sales Rep Fax: 605-341-1689
Sales Rep E-Mail: coreystover@heartlandpella.com

Customer Information		Project/Delivery Address	Order Information
GLM Builder 51 2nd Street LEAD, SD 57754 Primary Phone: (605) 717-2784 Mobile Phone: Fax Number: (605) 717-0288 E-Mail: Contact Name: Great Plains #: 9036978 Customer Number: 1007095077 Customer Account: 1002781137	GLM Builder 10 Crescent Street 10 Crescent Street Lot # Deadwood, SD 57732 County: Owner Name: Deb Maynard Owner Phone: (605) 7222267	Quote Name: Deb Maynard Proline Order Number: 233 Quote Number: 8202168 Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: 3SPEARFISHSD Cust Delivery Date: 10/06/2016 Quoted Date: 8/25/2016 Contracted Date: Booked Date: Customer PO #:	

Customer: GLM Builder

Project Name: GLM Builder 10 Crescent Street

Order Number: 233

Quote Number: 8202168

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
15	BEDROOM #1		\$757.03	1	\$757.03

Proline, 2-Wide Awning, 75 X 27.25, PuttyPK #
819

Viewed From Exterior

1: Non-Standard SizeNon-Standard Size Vent Awning
Frame Size: 37 1/2 X 27 1/4
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduracelad, Putty
Interior Color / Finish: Prefinished White Interior
Glass: Insulated Low-E, Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Fold-Away Crank, White, No Limited Opening Hardware, Right Jamb
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.52, CPD PEL-N-37-00369-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
2: Non-Standard SizeNon-Standard Size Vent Awning
Frame Size: 37 1/2 X 27 1/4
General Information: Clad, 5", 3 11/16"
Exterior Color / Finish: Standard Enduracelad, Putty
Interior Color / Finish: Prefinished White Interior
Glass: Insulated Low-E, Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Fold-Away Crank, White, No Limited Opening Hardware, Right Jamb
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.52, CPD PEL-N-37-00369-00001, Performance Class R, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50
Grille: No Grille,
Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20
Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, Ready Trim Knock Down, Ranch, 2 1/2" Ranch 1, Factory Supplied, Knock Down, Pine, Prefinished White, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 205".

Rough Opening: 75 - 3/4" X 28"

Customer: GLM Builder

Project Name: GLM Builder 10 Crescent Street

Order Number: 233

Quote Number: 8202168

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
25	MASTER BED CLOSET		\$757.03	2	\$1,514.06

ProLine, 2-Wide Awning, 75 X 27.25, PuttyPK #
819

Viewed From Exterior

1: Non-Standard SizeNon-Standard Size Vent Awning

Frame Size: 37 1/2 X 27 1/4

General Information: Clad, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraciad, Putty

Interior Color / Finish: Prefinished White Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Fold-Away Crank, White, No Limited Opening Hardware, Right Jamb

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.52, CPD PEL-N-37-00369-00001, Performance Class R, PG 50, Calculated Positive DP

Rating 50, Calculated Negative DP Rating 50

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20

2: Non-Standard SizeNon-Standard Size Vent Awning

Frame Size: 37 1/2 X 27 1/4

General Information: Clad, 5", 3 11/16"

Exterior Color / Finish: Standard Enduraciad, Putty

Interior Color / Finish: Prefinished White Interior

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Fold-Away Crank, White, No Limited Opening Hardware, Right Jamb

Screen: Full Screen, White, InView™

Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.52, CPD PEL-N-37-00369-00001, Performance Class R, PG 50, Calculated Positive DP

Rating 50, Calculated Negative DP Rating 50

Grille: No Grille,

Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20

Wrapping Information: Foldout Flns, Factory Applied, No Exterior Trim, Ready Trim Knock Down, Ranch, 2 1/2" Ranch 1, Factory Supplied, Knock Down,

Pine, Prefinished White, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 205".

Rough Opening: 75 - 3/4" X 28"

Customer: GLM Builder

Project Name: GLM Builder 10 Cresent Street

Order Number: 233

Quote Number: 8202168

Line # Location:

35 BEDROOM #2

Attributes

ProLine, Awning Vent, 43.75 X 27.25, Putty

Item Price	Qty	Ext'd Price
\$404.72	2	\$809.44

PK #
819

Viewed From Exterior

1: Non-Standard SizeNon-Standard Size Vent Awning
Frame Size: 43 3/4 X 27 1/4
General Information: Clad, 5", 3 1/16"
Exterior Color / Finish: Standard Enduraclad, Putty
Interior Color / Finish: Prefinished White Interior
Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Fold-Away Crank, White, No Limited Opening Hardware, Right Jamb
Screen: Full Screen, White, InView™
Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.52, CPD PEL-N-37-00369-00001, Performance Class R, PG 50, Calculated Positive DP
Rating 50, Calculated Negative DP Rating 50
Grille: No Grille,
Wrapping Information: Foldout Flns, Factory Applied, No Exterior Trim, Ready Trim Knock Down, Ranch, 2 1/2" Ranch 1, Factory Supplied, Knock Down,
Pine, Prefinished White, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 142".

Rough Opening: 44 - 1/2" X 28"

Line # Location:

45 EXTERIOR TRIM

Attributes

4" Frame Exp / Receptor, Length: 96, Putty

Item Price	Qty	Ext'd Price
\$29.91	13	\$388.83

PK #
819

Viewed From Exterior

1: 4" Frame Exp / Receptor
Length: 96
Exterior Color / Finish: Standard Enduraclad, Putty

Line # Location:

50 INTERIOR TRIM

Attributes

Wood Products 2 1/2 Ranch 1, Length: 96, Prefinished White. Wood Type: Pine

Item Price	Qty	Ext'd Price
\$14.85	13	\$193.05

PK #
819

Viewed From Exterior

1: Accessory
Frame Size: 1 X 1
General Information: Pine, 2 1/2 Ranch 1
Interior Color / Finish: Prefinished White Interior
Wrapping Information: Perimeter Length = 0".

Rough Opening: 1" X 1"

Printed on 9/12/2016

Contract - Detailed

Page 4 of 8

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Date: 9/23/2016

Case No. H16049

Address: 143 Charles St

Staff Report

The applicant has submitted an application for Project Approval for work at 143 Charles St, a contributing structure located in Cleveland Planning Unit in the City of Deadwood.

Applicant: Gordon Mack

Owner: Gordon Mack

Constructed: c 1935

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource: The building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the growth and economic activity which took place in Deadwood and the northern Black Hills from the late 1920s until World War II. Spurred by resurgence in local mining activity, Deadwood experienced a period of expansion and new construction during these decades that it had not seen since the nineteenth century. In Deadwood, as elsewhere in the United States, residential construction from this period commonly borrowed from one or more earlier, traditional forms. These "Picturesque Revival" houses could display elements of Tudor, Colonial, or Cape Cod design. Other construction of the period assumed the more contemporary looks of Modern or Minimal Traditional styles.

2. Architectural design of the resource and proposed alterations: The applicant is requesting permission to construct an addition to the back and side of house. This applicant submitted a request for project approval at your 9/14/16 meeting but was denied. The applicant has made changes to the plan and is resubmitting for consideration of a project approval.

Attachments: Yes

Plans: No

Photos: Yes

Staff Opinion: It is staff's opinion the revised proposal for an addition to the house is appropriate in size and scale of the resource. This plan also does not call for the removal of the garage. As such, the proposed work and changes does not encroach upon, damage or destroy a historic resource nor have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Staff appreciates the applicant's willingness to work with the Historic Preservation Commission to minimize any damage to our historic resources.

Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

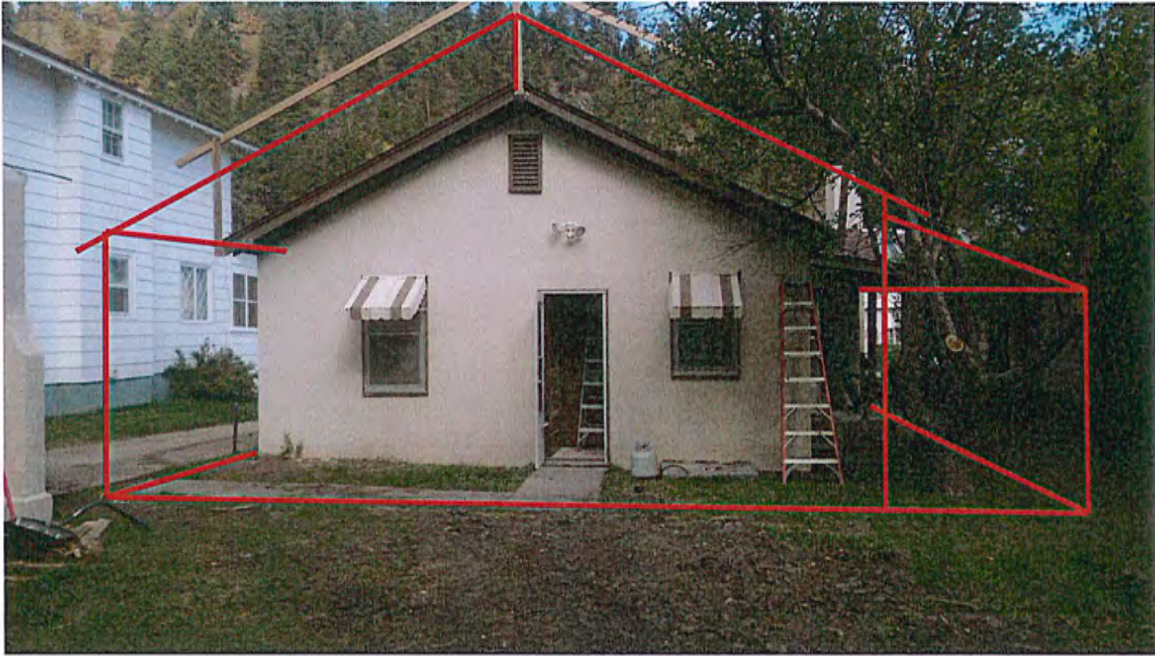
Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.



Red wire frame drawing showing approximate size and scale of addition from rear of resource. Proposed design utilizes same rooflines and no longer dwarfs addition.

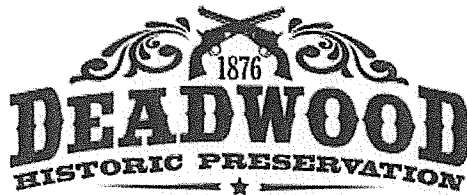


Wooden frame shows approximate roof line of original proposed addition.



Yellow line in grass shows approximate footprint of proposed addition.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY	
Case No. _____	
<input type="checkbox"/> Project Approval	
<input type="checkbox"/> Certificate of Appropriateness	
Date Received _____/_____/_____	
Date of Hearing _____/_____/_____	

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION
Property Address: <u>143 CHARLES ST DEADWOOD</u>
Historic Name of Property (if known): _____

APPLICANT INFORMATION
Applicant is: <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other _____

Owner's Name: <u>GORDON MCK</u>
Address: <u>103 CHARLES ST</u>
City: <u>Dead</u> State: <u>SD</u> Zip: <u>57732</u>
Telephone: <u>920-8844</u> Fax: <u>578-1527</u>
E-mail: <u>CWJ@midcanetwork.com</u>

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: <u>SELF</u>
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT			
<input checked="" type="checkbox"/> Alteration (change to exterior)	<input type="checkbox"/> New Building	<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Re-Roofing	<input type="checkbox"/> Wood Repair	<input type="checkbox"/> Exterior Painting
<input type="checkbox"/> General Maintenance	<input type="checkbox"/> Siding	<input type="checkbox"/> Windows	
<input type="checkbox"/> Other _____	<input type="checkbox"/> Awning	<input type="checkbox"/> Sign	<input type="checkbox"/> Fencing

ACTIVITY: (CHECK AS APPLICABLE)			
Project Start Date: <u>9-29-16</u>		Project Completion Date (anticipated): <u>07-31-17</u>	
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____		
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear
Material <u>Wood</u> Style/type _____			
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement
Material _____ Style/type _____ Dimensions _____			
<input type="checkbox"/> OTHER – Describe in detail below or use attachments			

DESCRIPTION OF ACTIVITY

Describe, as specifically as possible, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. A request for approval of a window replacement, for example, should be accompanied by measurements of the existing window, a picture of the existing window, and a picture or catalogue sheet with manufacturer information for the new window. Similar information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request.

ADD 9'x28' ADDITION TO REAR OF HOUSE AND 6'x21' TO REAR LEFT
SIDE OF HOUSE AND MAINTAINING CURRENT ROOF HEIGHT.
REMOVE A ORIGINAL WINDOW OUT DURING ADDITION
AND USE IT TO REPLACE SMALLER WINDOW IN
BATH ROOM. EXTENSION WILL HAVE MATCHING STUCCO
FIRST. ONE 4'x8 WINDOW WILL BE ADDED TO REAR OF
ADDITION (BED ROOM) AND ONE 5'x8' BAY WINDOW ADDED TO
KITCHEN ADDITION.

FOR OFFICE USE ONLY Case No. _____
--

SIGNATURES

I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a **PUBLIC HEARING** by the **DEADWOOD HISTORIC PRESERVATION COMMISSION**.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

	9-20-16
SIGNATURE OF OWNER(S)	DATE

_____	_____
SIGNATURE OF AGENT(S)	DATE

_____	_____
SIGNATURE OF OWNER(S)	DATE

_____	_____
SIGNATURE OF AGENT(S)	DATE

_____	_____
SIGNATURE OF OWNER(S)	DATE

_____	_____
SIGNATURE OF AGENT(S)	DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

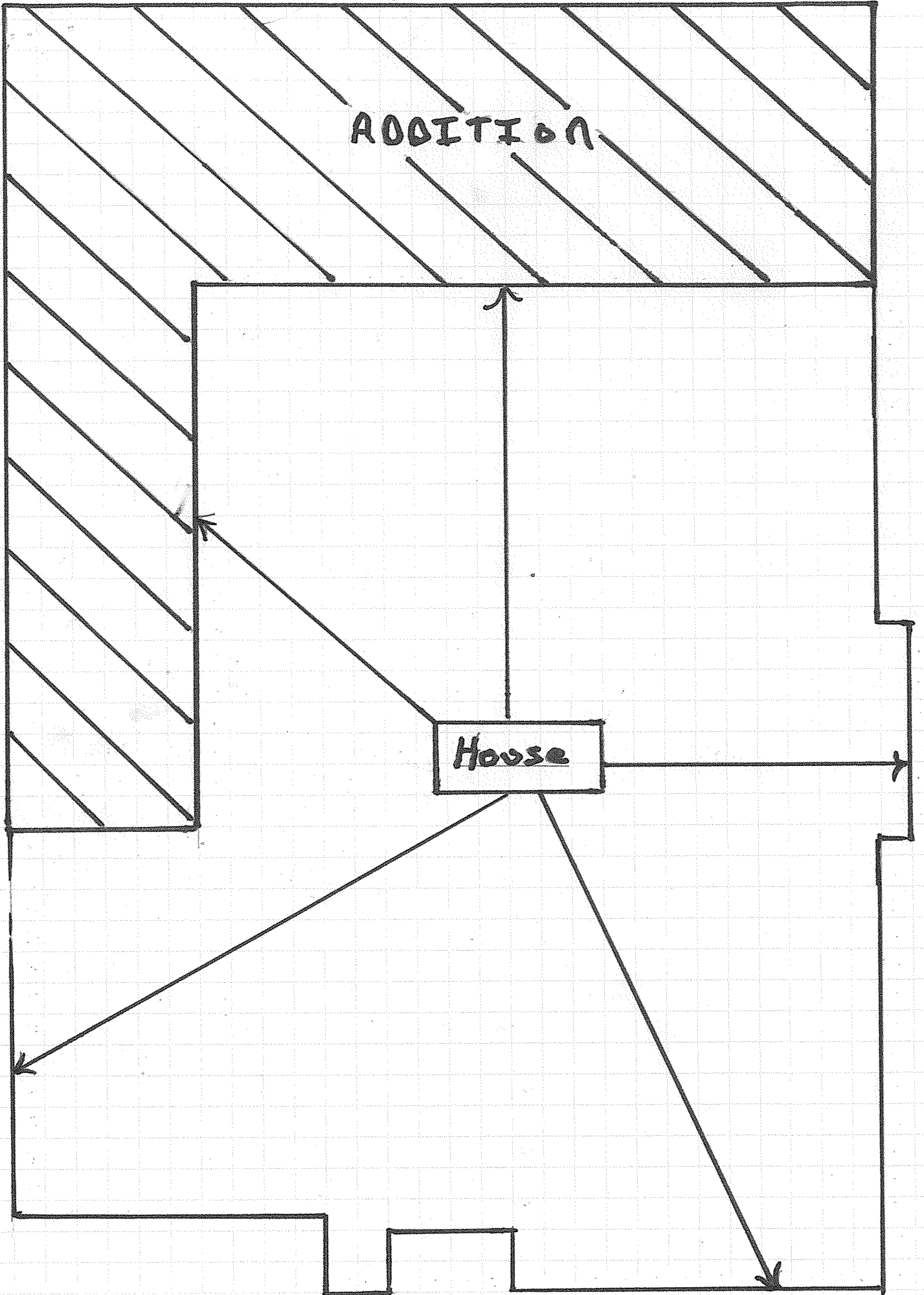
Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

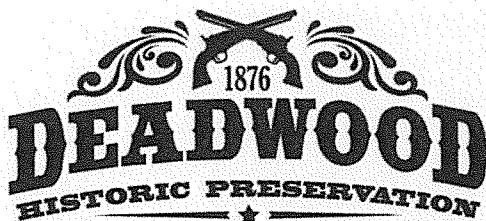
The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

ADDITION

1" SCALE

House





MEMORANDUM

Date: September 23, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

The following Historic Preservation Program applications were received by this office. Staff's recommendation follows each of the program requests.

- Deb Brown 31 Burnham Windows/Doors Program
Staff has determined the project meets the criteria for the Windows/Doors Program and will coordinate with the applicant during the proposed project.
- Lee C. Thompson..... 47 Forest Avenue Windows/Doors Program
Staff has determined the project meets the criteria for the Windows/Doors Program and will coordinate with the applicant during the proposed project.
- Lee C. Thompson..... 47 Forest Avenue Siding Program
Staff has determined the project meets the criteria for the Siding Program and will coordinate with the applicant during the proposed project.
- Lee C. Thompson..... 47 Forest Avenue Elderly Resident Program
Staff has determined the applicant meets the criteria for the Elderly Resident Program and will coordinate with the applicant during the proposed project.
- Janice Heffron-Fogle..... 12 Washington Street Siding Program
Staff has determined the project meets the criteria for the Siding Program and will coordinate with the applicant during the proposed project.
- Bill Walsh..... 36 Lincoln Avenue Elderly Resident Program
Staff has determined the applicant meets the criteria for the Elderly Resident Program and will coordinate with the applicant during the proposed project.



Wood Windows and Doors Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

31 Burnham Ave Deadwood

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 15,000 ??

2. Applicant/Owner name & mailing address:

Debra Brown

31 Burnham Ave

Estimated Total Cost for Entire Project:

\$ 15,000 ??

Telephone: (307) 440-6875

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/29/16 Initials: MB

Assessed Valuation \$ 117,270

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance or a grant or loan.

Applicant's signature: [Signature]

Date submitted: 9/9/16

Owner's signature: _____

Date submitted: ____/____/____

Please complete Wood Window and Doors Worksheet on page 2 of this application

Wood Windows and Doors Worksheet

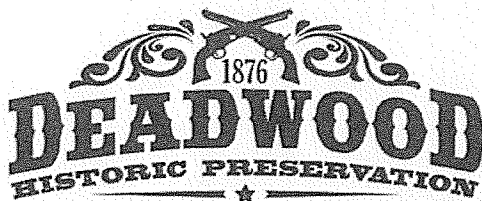
Please fill out below using numbers of windows, storm windows and doors.

Elevations	Repair or Replacement of Existing Window(s)	Installation of New Wood Storm and Screen Window(s)	Replacement of Inappropriate Window(s)	Repair or Replacement of Existing Primary Door	Repair or Replacement of Other Exterior Wood Door(s)	Replacement of Inappropriate Existing Wood Door(s)
Front View <i>MA in flow</i>	<i>5 large</i>			<i>1 Front Entry</i>		
Right Side View <i>Basement</i>	<i>1 med</i>			<i>1 Off Back porch</i>		<i>2 garage / 10/12 APRAGE Doors -</i>
Left Side View <i>Basement</i>	<i>2 med</i>			<i>1 Basement entry</i>		
Rear View	<i>1 med</i>					
Total Windows	<i>16</i>			<i>3</i>	<i>2 large</i>	<i>28/78 entry</i>
	Existing wood window(s) qualified for restoration are eligible for a forgivable loan or grant up to \$800 per window. <i>600 x 5 = 3000</i>	Window(s) qualified for the purchase and installation of approved wooden storm and screen windows OR qualified for restoration are eligible for a forgivable loan or grant up to \$350 per window. <i>800 x 16 = 12,800</i>	Window(s) qualified for the purchase and installation of new wood windows are eligible for a forgivable loan or grant up to \$800 per window if existing window is beyond repair.	Primary wood entry door qualified for restoration is eligible for a forgivable loan or grant of \$400 OR for the removal of inappropriate primary door and installing an appropriate qualified door is eligible for a forgivable loan or grant of \$600. <i>400 x 3 = 1200</i>	Other exterior door(s) qualified for restoration are eligible for a forgivable loan or grant of \$200 per door OR for the removal of inappropriate door(s) and installing an appropriate qualified door(s) are eligible for a forgivable loan or grant of \$300 per door. <i>6 x 400 = 2400</i>	Primary door and additional exterior door(s) qualified for the purchase and installation of new wood door(s) are eligible for a forgivable loan or grant of \$100 per door if existing door is beyond repair. <i>6 doors</i>

The forgivable loan or grant is available up to \$20,000.00 maximum.

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082



Paint Grant Program Application

Please read the attached Policy Guidelines and provide the requested information below.

1. Address of Property:

47 Forest Avenue

2. Applicant's name & mailing address:

Lee C. Thompson

47 Forest Avenue

Deadwood SD- 57732

Telephone: (605) 641-2870

E-mail leethompson@gmail.com

3. Owner of property – (if different from applicant):

Telephone: (____) ____-____

E-mail _____

4. Color (s)

☐ Same Color scheme

☒ New Color Same color scheme *

Base Not Sure - will
Trim pick when siding is done.

Accent _____

* attach color samples

I certify that all information contained in this application and all information furnished in support of this application is given as true and complete to the best of my knowledge and belief. I acknowledge that I have read the policy guidelines for the grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree that any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require that they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance of a grant.

Applicant's signature: Lee C. Thompson

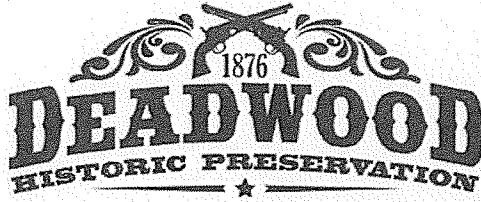
Date submitted: 9/13/2016

Approved By: _____

Date Approved: ____/____/____

Deadwood Historic Preservation Officer

Adopted 04/22/15



Wood Windows and Doors Application

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.

1. Address of Property:

47 Forest Avenue

2. Applicant/Owner name & mailing address:

Lee C. Thompson
47 Forest Avenue
Deadwood SD 57732

Telephone: (605) 641-2870

E-mail leethompson@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 20,000.00

Estimated Total Cost for Entire Project:

\$ 20,000.00

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/22/16

Initials: BA

Assessed Valuation \$ 88,150

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance or a grant or loan.

Applicant's signature: Lee C. Thompson

Date submitted: 9/13/2016

Owner's signature: Lee C. Thompson

Date submitted: 9/13/2016

Please complete Wood Window and Doors Worksheet on page 2 of this application



Siding Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

47 Forest Avenue

2. Applicant's name & mailing address:

Lee C. Thompson
47 Forest Avenue
Deadwood SD 57732

Telephone: (605) 641-2870

E-mail leethompson@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000.00

Estimated Total Cost for Entire Project:

\$ 25,000.00

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/22/16 Initials: BA

Assessed Valuation \$ 88,150

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance or a grant or loan.

Applicant's signature: Lee C. Thompson

Date submitted: 9/13/2016

Owner's signature: Lee C. Thompson

Date submitted: 9/13/2016

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082

For consideration 05/27/15



Elderly Residents Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

47 Forest Avenue

2. Applicant/Owner name & mailing address:

Lee C. Thompson

47 Forest Avenue

Deadwood SD 57732

Telephone: (605) 641-2870

E-mail leethompson@gmail.com

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000.00

Estimated Total Cost for Entire Project:

\$ 17,000.00

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/22/16

Initials: BA

Assessed Valuation \$ 88,150

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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Applicant's signature: Lee C. Thompson

Date submitted: 9/13/2016

Owner's signature: Lee C. Thompson

Date submitted: 9/13/2016

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082

For Consideration 06/10/15



Siding Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

12 Washington St. / Dwd

2. Applicant/Owner name & mailing address:

Janice Heffron-Fogle
12 Washington St.
Dwd., S.D. 57732

Telephone: (605) 920-0753

E-mail _____

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000. -

Estimated Total Cost for Entire Project:

\$?

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/22/16 Initials: BA

Assessed Valuation \$ 101460

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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Applicant's signature: Janice Heffron-Fogle

Date submitted: 9/19/16

Owner's signature: Janice Heffron-Fogle

Date submitted: 9/19/16

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082



Elderly Residents Program Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

36 Lincoln

2. Applicant/Owner name & mailing address:

Bill Walsh

36 Lincoln

Deadwood S.D.

Telephone: () 605-1283

E-mail BillWalsh@deadwood-sd.gov

What year were you born? 10/3/39

3. Applying for: ☒ Grant or ☐ Loan

Requested Grant or Loan Amount:

\$ 10,000.00

Estimated Total Cost for Entire Project:

\$ N/A

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 9/22/16

Initials: BA

Assessed Valuation \$ 268,230

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

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Applicant's signature: Bill Walsh

Date submitted: 9/13/16

Owner's signature: Bill Walsh

Date submitted: 9/13/16

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

City of Deadwood
Planning, Zoning & Historic Preservation
108 Sherman Street
Deadwood, SD 57732
605-578-2082

Revised 4/13/16